083.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	662,400	/	662,400
USE VALUE:	662,400	/	662,400
ASSESSED:	662,400	/	662,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HACKBARTH STEPHEN M
Owner 2:	HACKBARTH HAZEL D
Owner 3:	
Street 1:	50 PARK AVENUE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLOUGH ALEXIS -
Owner 2:	GONCALVES NUNO -
Street 1:	50 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,874 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Stone Veneer Exterior and 1934 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4874.000	305,300	400	356,700	662,400
Total Card	0.112	305,300	400	356,700	662,400
Total Parcel	0.112	305,300	400	356,700	662,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.43 | /Parcel: 342.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	51767
GIS Ref	
GIS Ref	
Insp Date	08/13/18

!6745!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,000	400	4,874.	356,700	662,100	662,100	Year End Roll	12/18/2019
2019	101	FV	235,300	400	4,874.	351,600	587,300	587,300	Year End Roll	1/3/2019
2018	101	FV	235,200	0	4,874.	270,100	505,300	505,300	Year End Roll	12/20/2017
2017	101	FV	235,200	0	4,874.	254,800	490,000	490,000	Year End Roll	1/3/2017
2016	101	FV	203,600	0	4,874.	234,400	438,000	438,000	Year End	1/4/2016
2015	101	FV	198,800	0	4,874.	219,100	417,900	417,900	Year End Roll	12/11/2014
2014	101	FV	198,800	0	4,874.	201,800	400,600	400,600	Year End Roll	12/16/2013
2013	101	FV	198,800	0	4,874.	201,800	400,600	400,600		12/13/2012

PRINT

Date	Time
12/10/20	21:28:11

LAST REV

Date	Time
03/20/19	08:55:11
danam	
6745	

USER DEFINED

Prior Id # 1:	51767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLOUGH ALEXIS,	1479-19		9/15/2015		585,000	No	No		
SMITH ANDREW J	1339-22		6/15/2007		399,000	No	No		
	738-167		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1822	Insulate	3,018	C				
9/13/2017	1188	Add Bath	24,226	C				bsmnt remod w/new3
4/13/2016	446	Insulate	2,400					INSULATE ATTIC
2/5/2016	146	Solar Pa	27,500		2/5/2016			Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
3/9/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/5/2007	MLS	HC	Helen Chinal
2/18/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4874		Sq. Ft.	Site		0	70.	1.05	6			Topo	-10					356,720						356,700	

Total AC/HA: 0.11189 | Total SF/SM: 4874 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 356,720 | Spl Credit | Total: 356,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	16 - Stone Veneer		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	F - Fair		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33564711
Const Adj.:	0.92937058
Adj $ / SQ:	155.164
Other Features:	68020
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375106
Depreciation:	69770
Depreciated Total:	305336

COMMENTS

643-5657, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

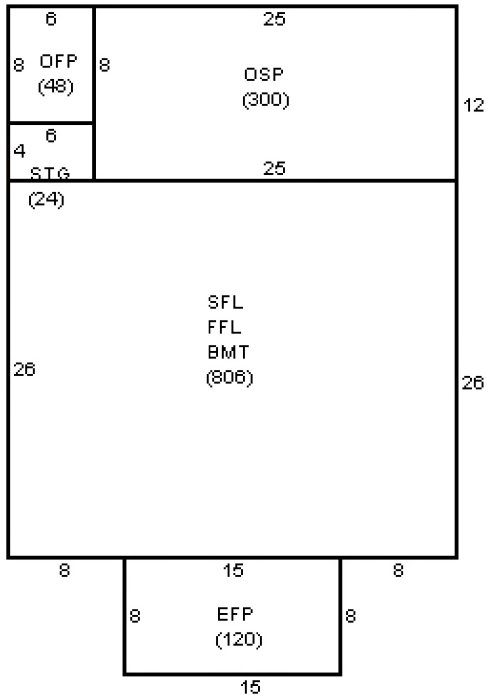
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	806	68.080	54,871
FFL	First Floor	806	155.160	125,062
SFL	Second Floor	725	155.160	112,556
OSP	Screen Porch	300	22.490	6,747
EFP	Enclos Porch	120	46.390	5,566
OFP	Open Porch	48	40.890	1,963
STG	Storage	24	13.320	320

Net Sketched Area:	2,829			Total:	307,085
Size Ad	1531.3999	Gross Are	2910	FinArea	1934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.16
Special Features:	0	Val/Su Net:	107.92
Final Total:	305300	Val/Su SzAd	199.36

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400